140.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	724,500 / 724,500
					USE VALUE:	724,500 / 724,500
					ASSESSED:	724,500 / 724,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PILATO SAMUEL
Owner 2:	NAKAGAWA KEIKO
Owner 3:	
Street 1:	36 HIGHLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PILATO SAMUEL -
Owner 2:	-
Street 1:	36 HIGHLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,600 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4600.000	274,600	3,500	446,400	724,500
Total Card	0.106	274,600	3,500	446,400	724,500
Total Parcel	0.106	274,600	3,500	446,400	724,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.81 | /Parcel: 452.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 140.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	274,500	3500	4,600.	446,400	724,400	724,400	Year End Roll	12/18/2019
2019	101	FV	217,200	3500	4,600.	418,500	639,200	639,200	Year End Roll	1/3/2019
2018	101	FV	217,200	3500	4,600.	346,000	566,700	566,700	Year End Roll	12/20/2017
2017	101	FV	217,200	3500	4,600.	318,100	538,800	538,800	Year End Roll	1/3/2017
2016	101	FV	217,200	3500	4,600.	290,200	510,900	510,900	Year End	1/4/2016
2015	101	FV	205,100	3500	4,600.	284,600	493,200	493,200	Year End Roll	12/11/2014
2014	101	FV	205,100	3500	4,600.	264,500	473,100	473,100	Year End Roll	12/16/2013
2013	101	FV	205,100	3500	4,600.	251,700	460,300	460,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10841

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PILATO SAMUEL,	57266-133		8/8/2011	Family	1	No	No		
EASTMAN JPHN P/	24807-383		8/25/1994		239,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2001	802	Porch	6,300	C				REBUILD FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
12/22/2008	Measured	163	PATRIOT
4/20/2000	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/15/1999	Measured	243	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4600		Sq. Ft.	Site		0	80.	1.21	9									446,399						446,400	

Total AC/HA: 0.10560 | Total SF/SM: 4600 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 446,399 | Spl Credit | Total: 446,400

USER DEFINED

User Acct	90181
GIS Ref	
GIS Ref	
Insp Date	11/29/17
!10841!	

PRINT

Date	Time
12/11/20	01:05:29

LAST REV

Date	Time
02/01/18	12:21:55
apro	

Prior Id # 1:	90181
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLW/PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30624998
Const Adj.:	1.00989902
Adj $ / SQ:	171.493
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398001
Depreciation:	123380
Depreciated Total:	274620

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

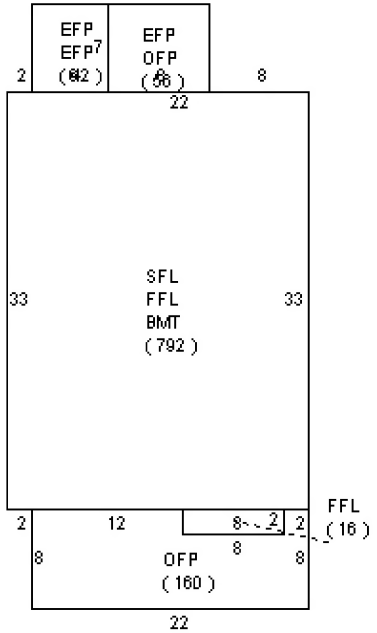
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.49
Special Features:	0	Val/Su Net:	99.93
Final Total:	274600	Val/Su SzAd	171.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	808	171.490	138,567
BMT	Basement	792	51.450	40,747
SFL	Second Floor	792	171.490	135,823
OFP	Open Porch	216	24.380	5,266
EFP	Enclos Porch	140	47.130	6,599

Net Sketched Area:	2,748			Total:	327,002
Size Ad	1600	Gross Are	2748	FinArea	1600

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

140.0-0004-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1915	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500